

**LODI CITY COUNCIL  
SHIRTSLEEVE SESSION  
CARNEGIE FORUM, 305 WEST PINE STREET  
TUESDAY, JUNE 23, 2009**

A. Roll Call by City Clerk

An Informal Informational Meeting ("Shirtsleeve" Session) of the Lodi City Council was held Tuesday, June 23, 2009, commencing at 7:04 a.m.

Present: Council Member Hitchcock, Council Member Johnson, and Council Member Mounce

Absent: Mayor Pro Tempore Katzakian, and Mayor Hansen

Also Present: Deputy City Manager Ayers, Deputy City Attorney Magdich, and City Clerk Johl

B. Topic(s)

B-1 Update on Tienda Drive Affordable Senior Housing Project (CD)

Deputy City Manager Ayers briefly introduced the subject matter of the Tienda Drive Senior Affordable Housing Project.

Interim Community Development Director Rad Bartlam and Neighborhood Services Manager Joseph Wood provided a brief presentation regarding the Tienda Drive senior affordable housing project. Specific topics of discussion included Options A-1 and A-2, B and C, background with Eden Housing, negotiations as previously authorized, issues to be resolved throughout the process, meetings with surrounding property owners, meeting with Dr. Roget regarding family perspective on development, garden and courtyard space, emergency access points, parking options, traffic issues, adequate setbacks, buffer space next to shopping center, and ongoing public outreach.

In response to Council Member Hitchcock, Mr. Bartlam stated that, with respect to a concern about the creation of a long, deep, and narrow park and the option to have a small street next to the park, the problem with a public street as opposed to a private drive is where does it go and the reduction of the size of the project as a result. Mr. Bartlam stated a public street is substantially larger than a private driveway, there is leftover area per se in the corner with a street going through, there are ongoing concerns from Sunwest owners regarding an access point from Tienda Drive, and the option to have the project back the existing homes was met with universal opposition from adjoining property owners because of the expectation that their properties will be backing a park.

In response to Council Member Johnson, Mr. Bartlam stated the existing homes were built and the park was deeded in generally the same time frame around 1987. He stated the City subsequently acquired the adjacent land for the construction of Tienda Drive.

In response to Council Member Mounce, Mr. Bartlam stated the park is anticipated to be a passive park with generalized pathways wider than usual walkways, the Police Department will be able to drive through on patrol, and there will be more intense lighting adjacent to the project with more pedestrian oriented lighting for the park.

In response to Council Member Johnson, Mr. Bartlam stated the development is of approximately 3.3 acres at \$650,000 and the remainder of the funding will go to predevelopment and development related costs because the project is an affordable project requiring some subsidy to be built.

In response to Council Member Johnson, Mr. Bartlam confirmed that the community room could be more centrally located and generally the developer tries to place the same near the manager's proposed area.

In response to Council Member Johnson, Mr. Wood stated the funding is secured through the urban county funding group, there is a need to close out the books with the County as quickly as possible, every agency is dealing with timeliness issues, there are restrictions on the amount of balance that is allowed at any given time, the City has over a million dollars on the books that needs to be drawn down, the Department of Housing and Urban Development (HUD) will reduce funds if the expenditure timeliness are not met, and the goal is to have funds expended by this time next year.

In response to Council Member Hitchcock, Mr. Bartlam stated the main two concerns with a public street in the project is the width of the street, which would require a scaling down of the project and the units, and the substantial additional cost to the project in putting in a public street.

In response to Council Member Hitchcock, Mr. Bartlam stated there was never an option that showed access all the way through to Lower Sacramento Road, although there may be some emergency vehicle access.

In response to Council Member Hitchcock, Mr. Bartlam stated the Valentine property owners will not want to see access go through to their neighborhood.

In response to Council Member Johnson, Mr. Bartlam stated when the Valentine property does come online, access would occur by continuing the public street down from Sunwest, the Brittany access would create a cul-de-sac for the Valentine property, and Option C shows the other street option running along the Target property.

Katie Lamont, representing Eden Housing, stated the company and staff prefer Option C. Ms. Lamont specifically discussed housing for ages 62 or over instead of 55 and over with additional HUD financing, highly independent residents, programs designed to address a whole range of services, the preferred proximity of the project and park for active seniors, close proximity of the manager's office and the community room, location of the rental office, project engagement with the surrounding area and neighborhoods, the success of the Manteca project, and ongoing meetings with other service providers in the area.

In response to Myrna Wetzel, Ms. Lamont stated there may be two laundry service facilities as there are two elevators to ensure easy access for residents.

In response to Council Member Hitchcock, Mr. Bartlam stated staff will continue to work in addressing the concerns regarding the park depth and safety.

A brief discussion ensued between Council Member Johnson and Council Member Hitchcock regarding the similarity of the proposed park to Century Meadows Park and the openness of the existing parks that are utilized the greatest.

In response to Council Member Mounce, Interim Parks and Recreation Director Jim Rodems stated Century Meadows Park is a passive park with limited children activities and structures.

A brief discussion ensued between Council Member Mounce, Council Member Johnson, and Council Member Hitchcock regarding the use of the proposed park, the build out of the project taking precedence over the park, the preferred location for an affordable senior project, previous consideration of multiple designs for the park concept, and the proposed project being compatible as a passive park and a passive facility.

C. Comments by Public on Non-Agenda Items

None.

D. Adjournment

No action was taken by the City Council. The meeting was adjourned at 7:56 a.m.

ATTEST:

Randi Johl  
City Clerk



# CITY OF LODI COUNCIL COMMUNICATION

AGENDA TITLE: Update on Tienda Drive Affordable Senior Housing Project

MEETING DATE: June 23, 2009

PREPARED BY: Community Development Department

RECOMMENDED ACTION: Receive an update on the status of the affordable senior housing project proposed for Tienda Drive.

BACKGROUND INFORMATION: The City Council has set aside \$1.2 million for the development of an affordable senior housing project.

The City is currently planning on using those funds for an affordable senior housing project located on the City-owned property adjacent to the Roget Park site on Tienda Drive. As those funds have been allocated through the Urban County, we need to expend them by the end of the 2009/10 fiscal year, when we hope to have all Urban County accounts closed out. Within this next twelve months, those funds will be allocated to a non profit developer who will commit to acquiring the land from the City at a price determined through a recent fair market appraisal (\$650,000) for the subsequent development of affordable senior housing.

On April 1, 2009, the City Council authorized the City Manager to enter into negotiations with Eden Housing, Inc. as the developer of choice for that project. The proceeds of the sale of the land to Eden Housing will be used for the development of the adjacent Roget Park. The intent is to have both project completed simultaneously.

We are currently working on a Disposition, Development, and Loan Agreement (DDLA) which provides all the pertinent details for the use of those funds and the subsequent performance of the developer to design, build and manage the senior housing project. Staff expects to bring that to the City Council for **approval** in July or **August**.

Eden Housing has developed a preliminary design for the project site in order to determine an approximate number of units on the property, which will then allow for the preliminary environmental review to begin. City staff has spoken with several of the surrounding neighbors and with a representative of the Roget family. Staff will be facilitating future meetings with both residents and business owners from the surrounding neighborhood, as part of Eden Housing's community outreach for this project.

APPROVED:

Blair King, City Manager

Representatives from Eden Housing are present and can speak regarding the specifics of the site plan and how they intend to proceed for project funding and development and the timeline that process will follow.

**FISCAL IMPACT:** N/A

**FUNDING AVAILABLE:** N/A



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Konrad Bartlam  
Community Development Director

# Tienda Drive Senior Affordable Housing Project

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Presentation by  
Community Development Department  
& Eden Housing

# Tienda Drive Project – Option A

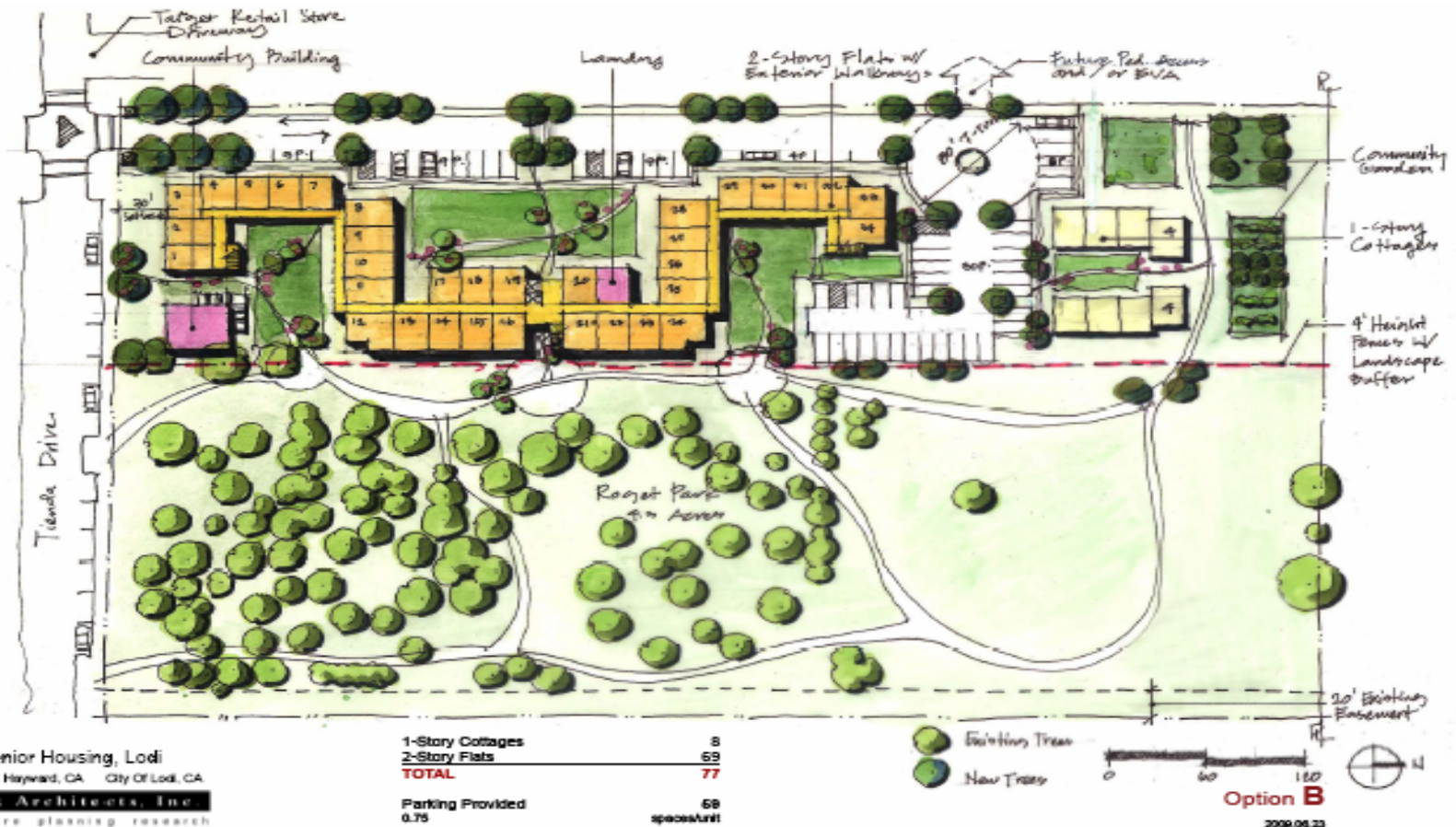


Tienda Senior Housing, Lodi  
Eden Housing, Hayward, CA City Of Lodi, CA  
Pyatak Architects, Inc.  
architects planning research

Option A1

2009.06.23

# Tienda Drive Project – Option B



Tienda Senior Housing, Lodi  
Eden Housing, Hayward, CA City Of Lodi, CA  
**Pyatak Architects, Inc.**  
architects planning research



# Tienda Drive Project Option C

